HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Saint John, Moncton CMAs and Fredericton CA

Date Released: Third Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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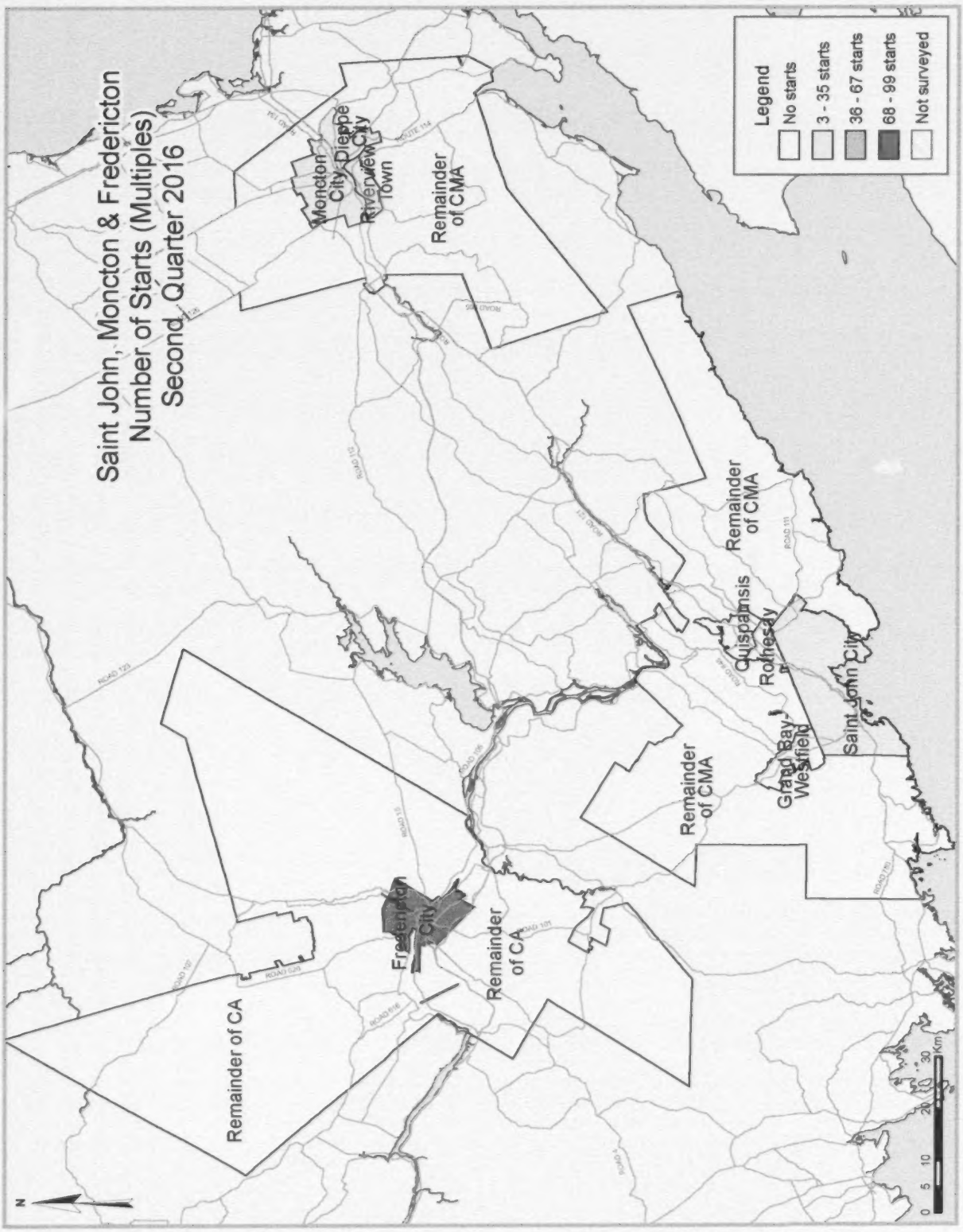
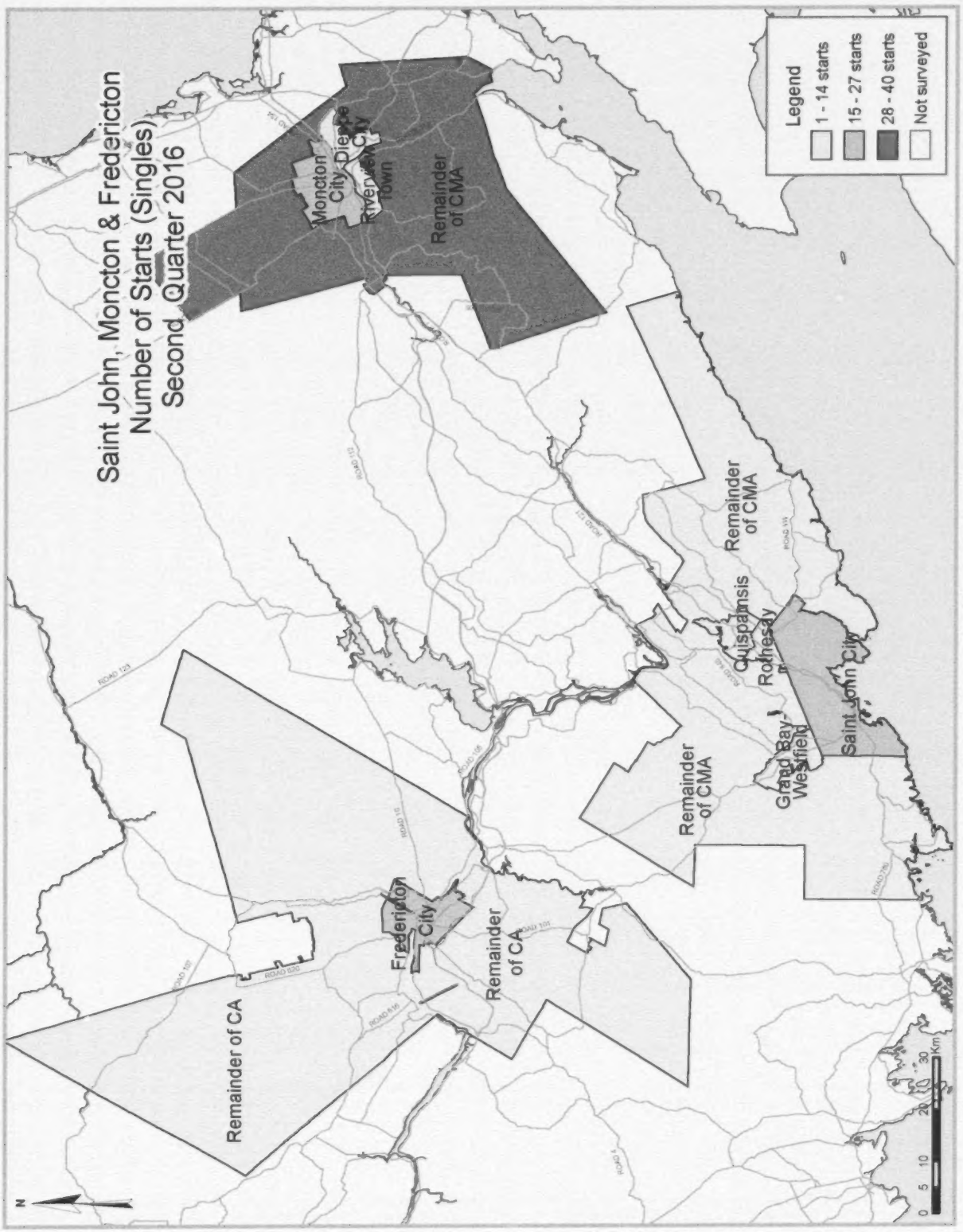
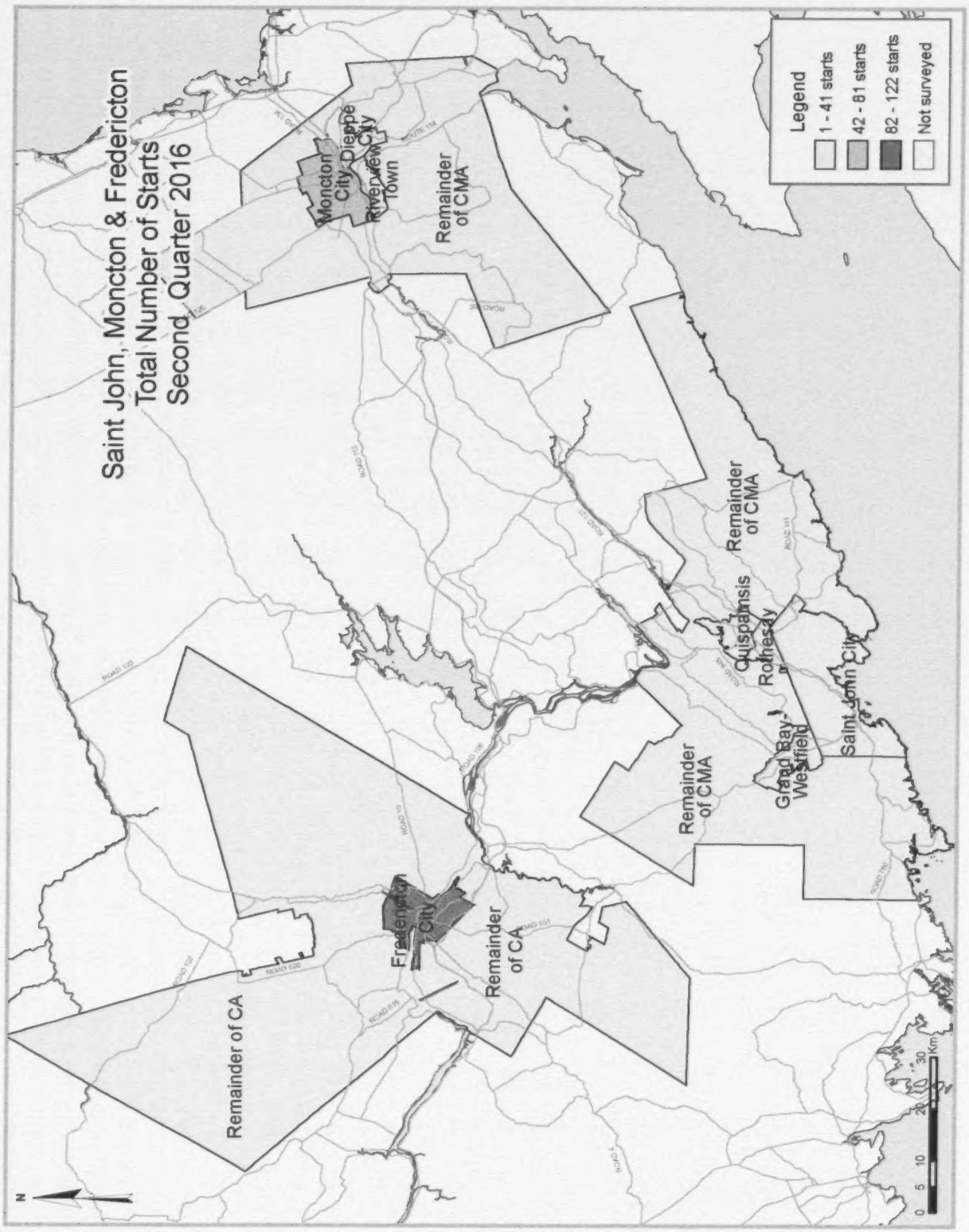
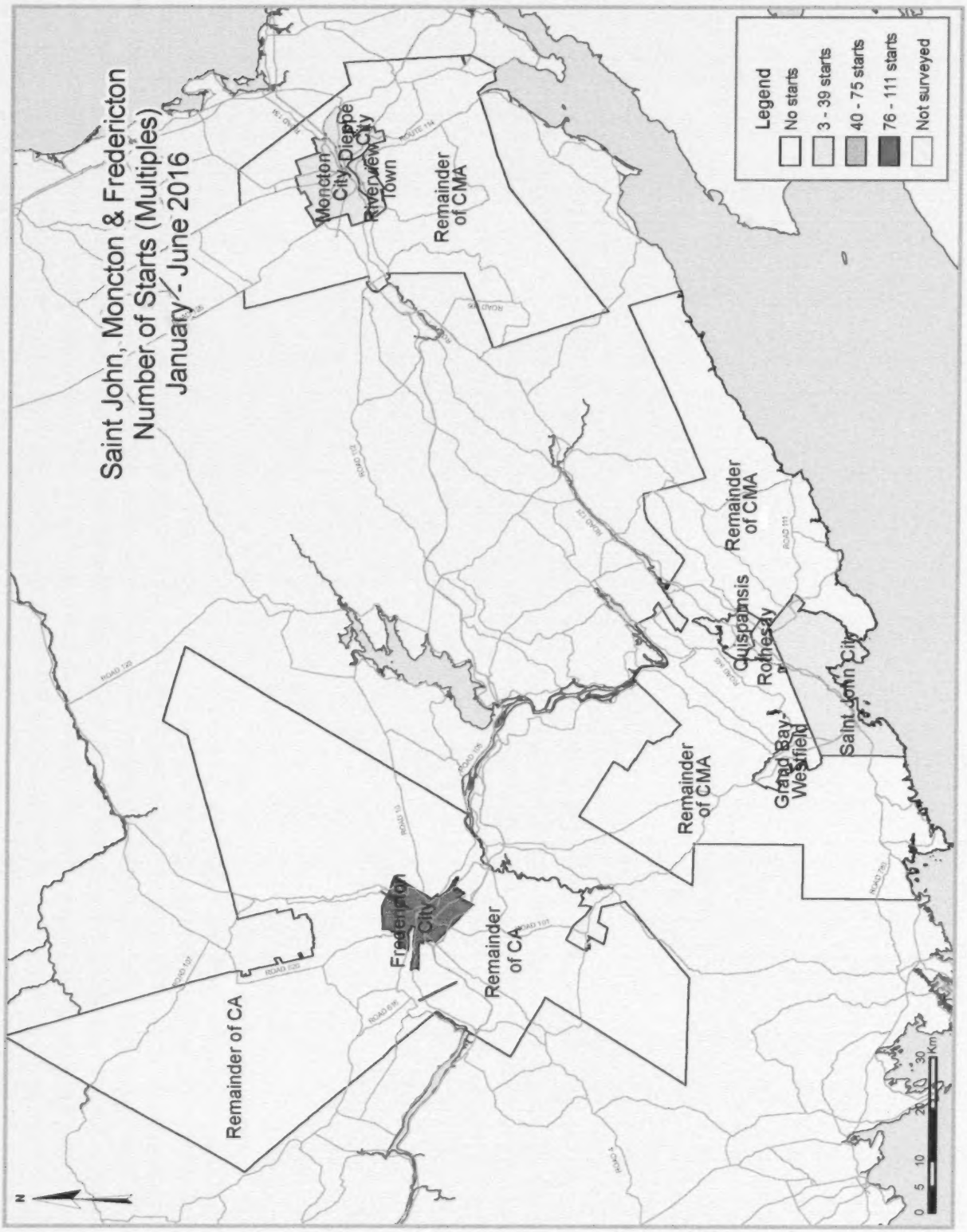
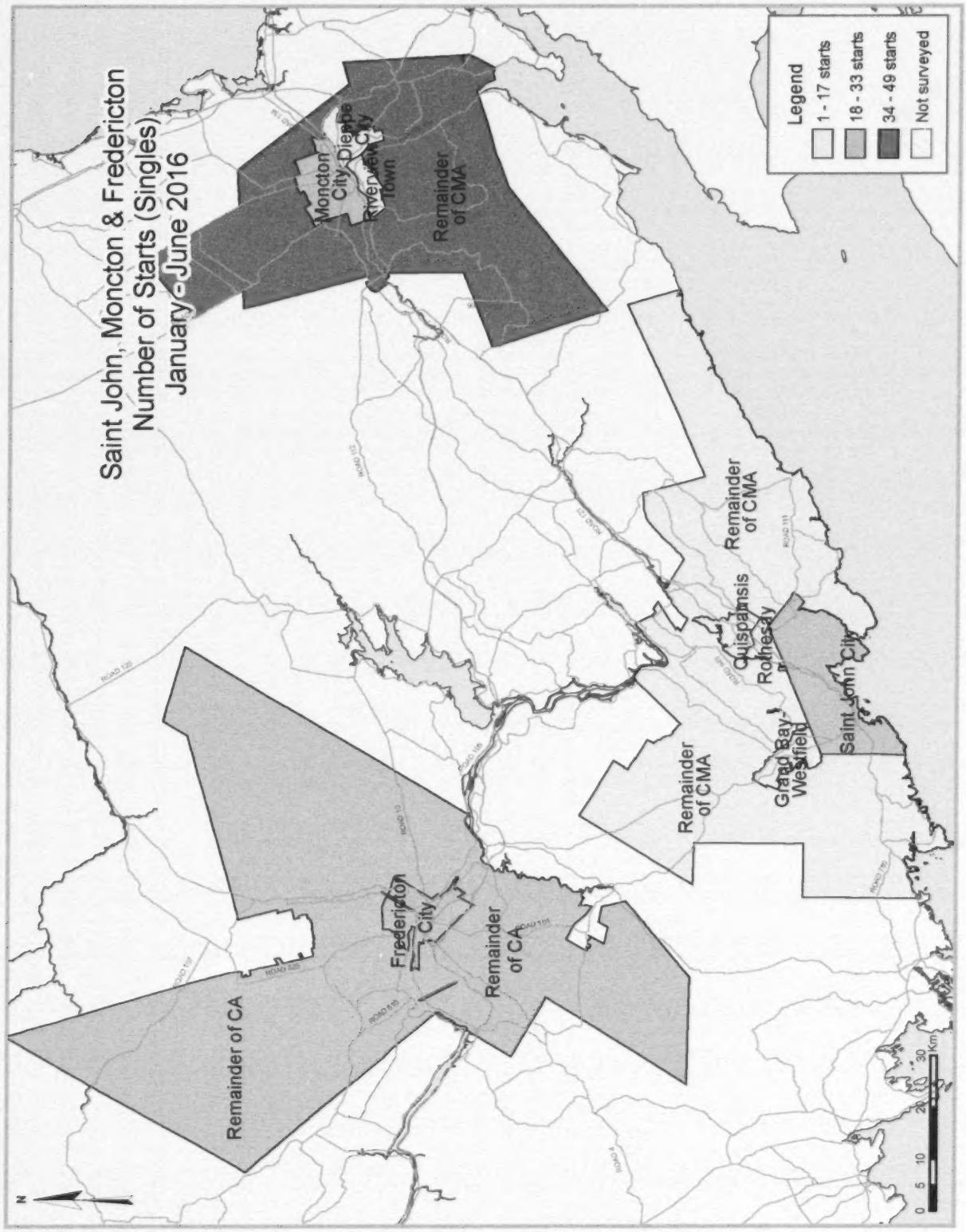
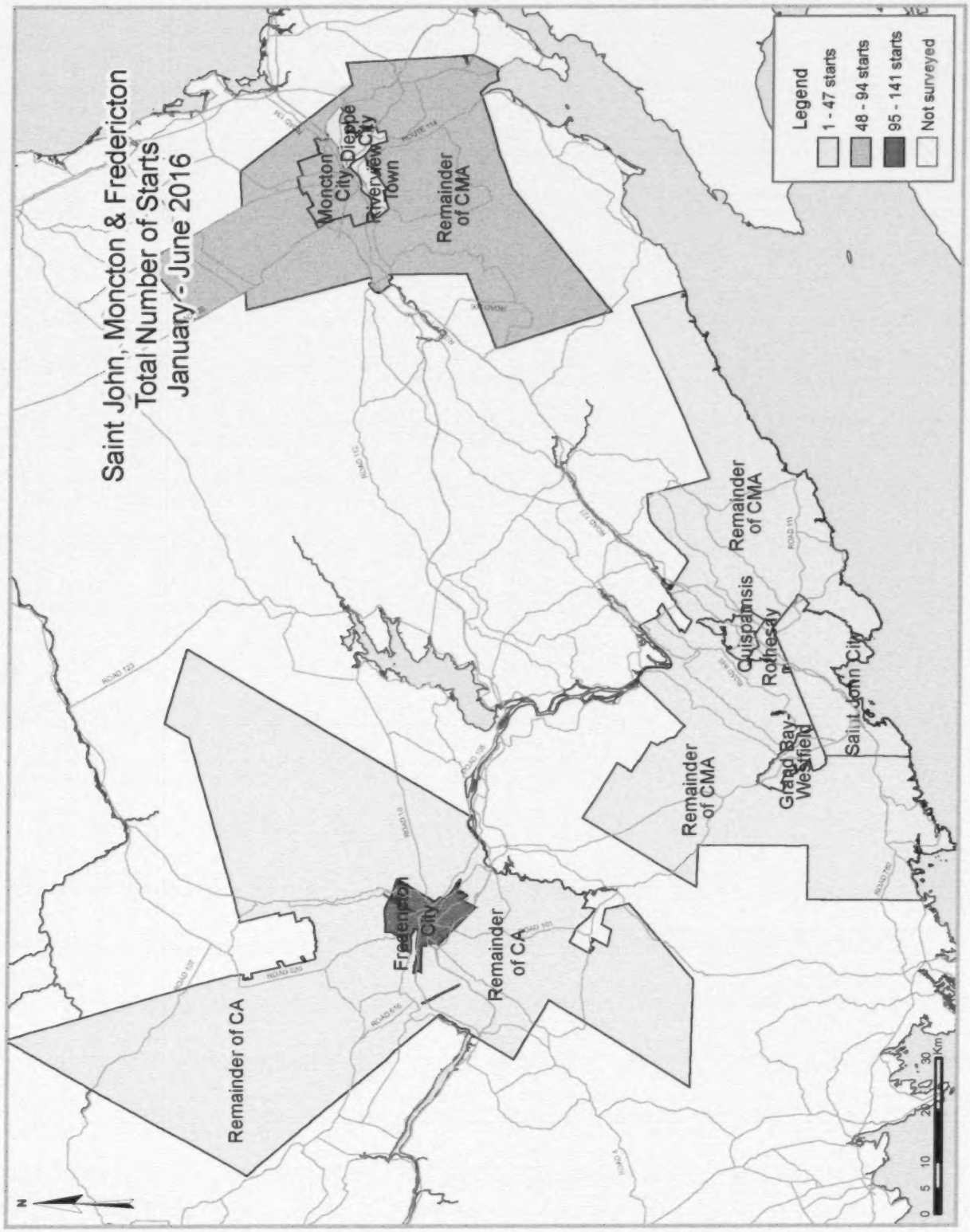

Saint John, Moncton & Fredericton
Number of Starts (Multiples)
Second Quarter 2016
Legend
No starts
3 - 35 starts
36 - 67 starts
68 - 99 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Singles)
Second Quarter 2016
Legend
1 - 14 starts
15 - 27 starts
28 - 40 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
ROAD 125
ROAD 15
ROAD 101
ROAD 635
ROAD 636
ROAD 111
ROAD 730
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Total Number of Starts
Second Quarter 2016
Legend
1 - 41 starts
42 - 81 starts
82 - 122 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Multiples)
January - June 2016
Legend
No starts
3 - 39 starts
40 - 75 starts
76 - 111 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Singles)
January - June 2016
Legend
1 - 17 starts
18 - 33 starts
34 - 49 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Total Number of Starts
January - June 2016
Legend
1 - 47 starts
48 - 94 starts
95 - 141 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
ROUTE 114
ROAD 115
ROAD 123
ROAD 105
ROAD 101
ROAD 10
ROAD 640
ROAD 102
ROAD 107
ROAD 790
N
0 5 10 20 30 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Saint John CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	127	130	188	176	140	146	145	161
Multiples	109	95	24	12	-	16	6	6
Total	236	225	212	188	140	162	151	167

	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	159	179	35	48	37.1%	40	61	52.5%
Multiples	-	12	4	3	-25.0%	5	3	-40.0%
Total	159	191	39	51	30.8%	45	64	42.2%

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Moncton CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	262	243	291	394	290	240	260	270
Multiples	590	349	336	264	240	226	176	144
Total	852	592	627	658	530	466	436	414

	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	211	348	59	89	50.8%	81	103	27.2%
Multiples	57	225	62	70	12.9%	118	72	-39.0%
Total	268	573	121	159	31.4%	199	175	-12.1%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Saint John CMA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	46	2	0	0	0	0	2	1	51
Q2 2015	32	4	0	0	0	0	3	0	39
% Change	43.8	-50.0	n/a	n/a	n/a	n/a	-33.3	n/a	30.8
Year-to-date 2016	55	2	0	0	0	0	6	1	64
Year-to-date 2015	37	4	0	0	0	0	3	1	45
% Change	48.6	-50.0	n/a	n/a	n/a	n/a	100.0	0.0	42.2
UNDER CONSTRUCTION									
Q2 2016	89	8	10	0	0	0	7	82	196
Q2 2015	73	14	19	0	0	0	2	83	191
% Change	21.9	-42.9	-47.4	n/a	n/a	n/a	**	-1.2	2.6
COMPLETIONS									
Q2 2016	28	4	4	0	0	0	3	64	103
Q2 2015	20	2	3	0	0	0	3	0	28
% Change	40.0	100.0	33.3	n/a	n/a	n/a	0.0	n/a	**
Year-to-date 2016	62	10	7	0	0	0	3	64	146
Year-to-date 2015	51	6	3	0	0	0	4	0	64
% Change	21.6	66.7	133.3	n/a	n/a	n/a	-25.0	n/a	128.1
COMPLETED & NOT ABSORBED									
Q2 2016	7	0	3	0	0	2	n/a	n/a	12
Q2 2015	10	2	1	0	0	2	n/a	n/a	15
% Change	-30.0	-100.0	200.0	n/a	n/a	0.0	n/a	n/a	-20.0
ABSORBED									
Q2 2016	28	4	1	0	0	0	n/a	n/a	33
Q2 2015	19	6	3	0	0	0	n/a	n/a	28
% Change	47.4	-33.3	-66.7	n/a	n/a	n/a	n/a	n/a	17.9
Year-to-date 2016	61	12	4	0	0	0	n/a	n/a	77
Year-to-date 2015	50	10	3	0	0	1	n/a	n/a	64
% Change	22.0	20.0	33.3	n/a	n/a	-100.0	n/a	n/a	20.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Moncton CMA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	80	40	4	0	0	0	9	26	159
Q2 2015	48	20	17	3	0	0	8	1	121
% Change	66.7	100.0	-76.5	-100.0	n/a	n/a	12.5	**	31.4
Year-to-date 2016	89	42	4	1	0	0	13	26	175
Year-to-date 2015	64	22	17	6	0	0	11	55	199
% Change	39.1	90.9	-76.5	-83.3	n/a	n/a	18.2	-52.7	-12.1
UNDER CONSTRUCTION									
Q2 2016	145	88	41	8	6	10	21	74	393
Q2 2015	141	80	35	6	13	24	13	420	756
% Change	2.8	10.0	17.1	33.3	-53.8	-58.3	61.5	-82.4	-48.0
COMPLETIONS									
Q2 2016	60	30	5	1	0	0	7	403	506
Q2 2015	71	58	25	0	4	0	6	10	174
% Change	-15.5	-48.3	-80.0	n/a	-100.0	n/a	16.7	**	190.8
Year-to-date 2016	125	90	23	2	0	0	14	420	674
Year-to-date 2015	129	86	31	0	4	0	9	32	291
% Change	-3.1	4.7	-25.8	n/a	-100.0	n/a	55.6	**	131.6
COMPLETED & NOT ABSORBED									
Q2 2016	2	12	5	0	3	21	n/a	n/a	43
Q2 2015	1	23	12	0	6	49	n/a	n/a	91
% Change	100.0	-47.8	-58.3	n/a	-50.0	-57.1	n/a	n/a	-52.7
ABSORBED									
Q2 2016	59	35	4	1	0	0	n/a	n/a	99
Q2 2015	71	56	18	0	8	2	n/a	n/a	155
% Change	-16.9	-37.5	-77.8	n/a	-100.0	-100.0	n/a	n/a	-36.1
Year-to-date 2016	124	94	24	2	1	0	n/a	n/a	245
Year-to-date 2015	129	90	25	0	9	2	n/a	n/a	255
% Change	-3.9	4.4	-4.0	n/a	-88.9	-100.0	n/a	n/a	-3.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Fredericton CA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	33	2	8	0	0	48	9	36	136
Q2 2015	23	4	6	0	0	0	34	0	67
% Change	43.5	-50.0	33.3	n/a	n/a	n/a	-73.5	n/a	103.0
Year-to-date 2016	46	2	20	0	0	48	13	36	165
Year-to-date 2015	25	4	6	0	0	0	36	0	71
% Change	84.0	-50.0	**	n/a	n/a	n/a	-63.9	n/a	132.4
UNDER CONSTRUCTION									
Q2 2016	65	8	20	0	0	48	7	209	361
Q2 2015	45	10	14	0	0	0	37	159	265
% Change	44.4	-20.0	42.9	n/a	n/a	n/a	-81.1	31.4	36.2
COMPLETIONS									
Q2 2016	40	2	0	0	0	0	38	36	116
Q2 2015	48	4	22	0	0	0	0	22	96
% Change	-16.7	-50.0	-100.0	n/a	n/a	n/a	n/a	63.6	20.8
Year-to-date 2016	116	4	6	0	0	0	43	115	284
Year-to-date 2015	108	6	26	0	15	0	3	51	209
% Change	7.4	-33.3	-76.9	n/a	-100.0	n/a	**	125.5	35.9
COMPLETED & NOT ABSORBED									
Q2 2016	20	5	12	0	1	51	n/a	n/a	89
Q2 2015	17	5	21	0	1	56	n/a	n/a	100
% Change	17.6	0.0	-42.9	n/a	0.0	-8.9	n/a	n/a	-11.0
ABSORBED									
Q2 2016	40	1	6	0	0	2	n/a	n/a	49
Q2 2015	49	1	14	0	1	1	n/a	n/a	66
% Change	-18.4	0.0	-57.1	n/a	-100.0	100.0	n/a	n/a	-25.8
Year-to-date 2016	109	3	8	0	0	3	n/a	n/a	123
Year-to-date 2015	114	5	16	0	14	1	n/a	n/a	150
% Change	-4.4	-40.0	-50.0	n/a	-100.0	200.0	n/a	n/a	-18.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Saint John City									
Q2 2016	18	2	0	0	0	0	2	1	23
Q2 2015	3	2	0	0	0	0	1	0	6
Grand Bay-Westfield									
Q2 2016	1	0	0	0	0	0	0	0	1
Q2 2015	2	0	0	0	0	0	0	0	2
Quispamsis									
Q2 2016	11	0	0	0	0	0	0	0	11
Q2 2015	13	0	0	0	0	0	2	0	15
Rothesay									
Q2 2016	8	0	0	0	0	0	0	0	8
Q2 2015	10	2	0	0	0	0	0	0	12
Remainder of Saint John CMA									
Q2 2016	8	0	0	0	0	0	0	0	8
Q2 2015	4	0	0	0	0	0	0	0	4
Saint John CMA									
Q2 2016	46	2	0	0	0	0	2	1	51
Q2 2015	32	4	0	0	0	0	3	0	39
Moncton City									
Q2 2016	20	28	0	0	0	0	3	1	52
Q2 2015	15	12	5	3	0	0	2	1	38
Dieppe City									
Q2 2016	9	10	4	0	0	0	3	1	27
Q2 2015	9	8	12	0	0	0	4	0	57
Riverview Town									
Q2 2016	11	2	0	0	0	0	2	24	39
Q2 2015	5	0	0	0	0	0	2	0	7
Remainder of Moncton CMA									
Q2 2016	39	0	0	0	0	0	1	0	40
Q2 2015	18	0	0	0	0	0	0	0	18
Moncton CMA									
Q2 2016	80	40	4	0	0	0	9	26	159
Q2 2015	48	20	17	3	0	0	8	1	121
Fredericton City									
Q2 2016	19	2	8	0	0	48	9	36	122
Q2 2015	11	4	6	0	0	0	34	0	55
Remainder of Fredericton CA									
Q2 2016	12	0	0	0	0	0	0	0	12
Q2 2015	12	0	0	0	0	0	0	0	12
Fredericton CA									
Q2 2016	33	2	8	0	0	48	9	36	136
Q2 2015	23	4	6	0	0	0	34	0	67

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Saint John City									
Q2 2016	25	8	6	0	0	0	5	49	93
Q2 2015	9	10	12	0	0	0	2	82	115
Grand Bay-Westfield									
Q2 2016	5	0	0	0	0	0	0	0	5
Q2 2015	5	0	3	0	0	0	0	0	8
Quispamsis									
Q2 2016	22	0	0	0	0	0	2	0	24
Q2 2015	26	2	0	0	0	0	0	1	29
Rothesay									
Q2 2016	17	0	4	0	0	0	0	33	54
Q2 2015	12	2	4	0	0	0	0	0	18
Remainder of Saint John CMA									
Q2 2016	20	0	0	0	0	0	0	0	20
Q2 2015	21	0	0	0	0	0	0	0	21
Saint John CMA									
Q2 2016	89	8	10	0	0	0	7	82	196
Q2 2015	73	14	19	0	0	0	2	83	191
Moncton City									
Q2 2016	42	62	7	8	0	10	8	25	162
Q2 2015	39	50	9	6	4	0	2	370	480
Dieppe City									
Q2 2016	23	20	24	0	0	0	4	1	72
Q2 2015	31	22	26	0	3	24	4	50	184
Riverview Town									
Q2 2016	22	4	10	0	6	0	5	48	95
Q2 2015	21	6	0	0	6	0	5	0	38
Remainder of Moncton CMA									
Q2 2016	57	2	0	0	0	0	4	0	63
Q2 2015	49	2	0	0	0	0	2	0	53
Moncton CMA									
Q2 2016	145	88	41	8	6	10	21	74	393
Q2 2015	141	80	35	6	13	24	13	420	756
Fredericton City									
Q2 2016	34	6	20	0	0	48	5	209	326
Q2 2015	25	8	14	0	0	0	36	159	242
Remainder of Fredericton CA									
Q2 2016	28	2	0	0	0	0	2	0	32
Q2 2015	20	2	0	0	0	0	1	0	23
Fredericton CA									
Q2 2016	65	8	20	0	0	48	7	209	361
Q2 2015	45	10	14	0	0	0	37	159	265

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Saint John City									
Q2 2016	5	4	4	0	0	0	3	62	78
Q2 2015	9	0	3	0	0	0	1	0	13
Grand Bay-Westfield									
Q2 2016	0	0	0	0	0	0	0	0	0
Q2 2015	0	0	0	0	0	0	0	0	0
Quispamsis									
Q2 2016	15	0	0	0	0	0	0	2	17
Q2 2015	6	0	0	0	0	0	2	0	8
Rothesay									
Q2 2016	4	0	0	0	0	0	0	0	4
Q2 2015	2	2	0	0	0	0	0	0	4
Remainder of Saint John CMA									
Q2 2016	4	0	0	0	0	0	0	0	4
Q2 2015	3	0	0	0	0	0	0	0	3
Saint John CMA									
Q2 2016	28	4	4	0	0	0	3	64	103
Q2 2015	20	2	3	0	0	0	3	0	28
Moncton City									
Q2 2016	20	22	0	1	0	0	2	354	399
Q2 2015	21	34	0	0	0	0	3	0	58
Dieppe City									
Q2 2016	6	4	5	0	0	0	2	48	65
Q2 2015	9	10	21	0	0	0	0	0	40
Riverview Town									
Q2 2016	3	4	0	0	0	0	1	0	8
Q2 2015	10	14	0	0	0	0	1	10	35
Remainder of Moncton CMA									
Q2 2016	31	0	0	0	0	0	2	1	34
Q2 2015	31	0	4	0	4	0	2	0	41
Moncton CMA									
Q2 2016	60	30	5	1	0	0	7	403	506
Q2 2015	71	58	25	0	4	0	6	10	174
Fredericton City									
Q2 2016	16	2	0	0	0	0	38	36	92
Q2 2015	20	4	22	0	0	0	0	22	68
Remainder of Fredericton CA									
Q2 2016	24	0	0	0	0	0	0	0	24
Q2 2015	28	0	0	0	0	0	0	0	28
Fredericton CA									
Q2 2016	40	2	0	0	0	0	38	36	116
Q2 2015	48	4	22	0	0	0	0	22	96

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Saint John City									
Q2 2016	3	0	3	0	0	2	n/a	n/a	8
Q2 2015	4	2	1	0	0	2	n/a	n/a	9
Grand Bay-Westfield									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
Quispamsis									
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Q2 2015	4	0	0	0	0	0	n/a	n/a	4
Rothesay									
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of Saint John CMA									
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Q2 2015	2	0	0	0	0	0	n/a	n/a	2
Saint John CMA									
Q2 2016	7	0	3	0	0	2	n/a	n/a	12
Q2 2015	10	2	1	0	0	2	n/a	n/a	15
Moncton City									
Q2 2016	1	8	0	0	0	20	n/a	n/a	29
Q2 2015	0	18	0	0	0	46	n/a	n/a	64
Dieppe City									
Q2 2016	0	4	5	0	3	0	n/a	n/a	12
Q2 2015	0	1	12	0	6	0	n/a	n/a	19
Riverview Town									
Q2 2016	1	0	0	0	0	1	n/a	n/a	2
Q2 2015	1	4	0	0	0	3	n/a	n/a	8
Remainder of Moncton CMA									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
Moncton CMA									
Q2 2016	2	12	5	0	3	21	n/a	n/a	43
Q2 2015	1	23	12	0	6	49	n/a	n/a	91
Fredericton City									
Q2 2016	14	5	12	0	1	51	n/a	n/a	83
Q2 2015	15	5	21	0	1	56	n/a	n/a	98
Remainder of Fredericton CA									
Q2 2016	5	0	0	0	0	0	n/a	n/a	5
Q2 2015	2	0	0	0	0	0	n/a	n/a	2
Fredericton CA									
Q2 2016	20	5	12	0	1	51	n/a	n/a	89
Q2 2015	17	5	21	0	1	56	n/a	n/a	100

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Saint John City									
Q2 2016	5	4	1	0	0	0	n/a	n/a	10
Q2 2015	7	4	3	0	0	0	n/a	n/a	14
Grand Bay-Westfield									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
Quispamsis									
Q2 2016	16	0	0	0	0	0	n/a	n/a	16
Q2 2015	4	0	0	0	0	0	n/a	n/a	4
Rothesay									
Q2 2016	3	0	0	0	0	0	n/a	n/a	3
Q2 2015	3	2	0	0	0	0	n/a	n/a	5
Remainder of Saint John CMA									
Q2 2016	4	0	0	0	0	0	n/a	n/a	4
Q2 2015	5	0	0	0	0	0	n/a	n/a	5
Saint John CMA									
Q2 2016	28	4	1	0	0	0	n/a	n/a	33
Q2 2015	19	6	3	0	0	0	n/a	n/a	28
Moncton City									
Q2 2016	19	26	0	1	0	0	n/a	n/a	46
Q2 2015	21	36	0	0	1	0	n/a	n/a	58
Dieppe City									
Q2 2016	7	5	4	0	0	0	n/a	n/a	16
Q2 2015	9	10	14	0	3	0	n/a	n/a	36
Riverview Town									
Q2 2016	2	4	0	0	0	0	n/a	n/a	6
Q2 2015	10	9	0	0	0	2	n/a	n/a	21
Remainder of Moncton CMA									
Q2 2016	31	0	0	0	0	0	n/a	n/a	31
Q2 2015	31	1	4	0	4	0	n/a	n/a	40
Moncton CMA									
Q2 2016	59	35	4	1	0	0	n/a	n/a	99
Q2 2015	71	56	18	0	8	2	n/a	n/a	155
Fredericton City									
Q2 2016	17	1	6	0	0	2	n/a	n/a	26
Q2 2015	21	1	14	0	1	1	n/a	n/a	38
Remainder of Fredericton CA									
Q2 2016	23	0	0	0	0	0	n/a	n/a	23
Q2 2015	28	0	0	0	0	0	n/a	n/a	28
Fredericton CA									
Q2 2016	40	1	6	0	0	2	n/a	n/a	49
Q2 2015	49	1	14	0	1	1	n/a	n/a	66

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Saint John CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	123	9	14	0	0	0	7	72	225
% Change	1.7	-55.0	40.0	n/a	n/a	n/a	16.7	-8.9	-4.7
2014	121	20	10	0	0	0	6	79	236
% Change	-10.4	-23.1	-33.3	n/a	n/a	n/a	20.0	-16.8	-14.5
2013	135	26	15	0	0	0	5	95	276
% Change	-27.4	44.4	15.4	n/a	n/a	n/a	25.0	-29.1	-22.3
2012	186	18	13	0	0	0	4	134	355
% Change	-14.3	-47.1	-50.0	n/a	-100.0	n/a	33.3	71.8	-1.7
2011	217	34	26	0	3	0	3	78	361
% Change	-36.2	70.0	-39.5	n/a	n/a	-100.0	-62.5	-51.6	-44.7
2010	340	20	43	0	0	81	8	161	653
% Change	-7.9	-63.0	-8.5	n/a	-100.0	**	n/a	1.9	-0.9
2009	369	54	47	0	16	15	0	158	659
% Change	-24.1	-37.2	-46.0	n/a	n/a	n/a	-100.0	-3.7	-20.8
2008	486	86	87	0	0	0	9	164	832
% Change	18.0	87.0	-1.1	n/a	-100.0	n/a	n/a	18.8	21.1
2007	412	46	88	0	3	0	0	138	687
% Change	14.1	53.3	29.4	n/a	-25.0	-100.0	-100.0	68.3	21.6
2006	361	30	68	0	4	13	5	82	565

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Moncton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	207	122	64	11	0	10	25	121	592
% Change	-17.9	-42.5	48.8	n/a	-100.0	n/a	150.0	-62.7	-30.5
2014	252	212	43	0	11	0	10	324	852
% Change	7.2	-1.9	30.3	n/a	37.5	n/a	-56.5	-18.2	-6.5
2013	235	216	33	0	8	0	23	396	911
% Change	-30.5	-39.7	-47.6	n/a	**	n/a	-11.5	-22.4	-29.8
2012	338	358	63	0	2	0	26	510	1,297
% Change	-8.2	5.9	3.3	n/a	-50.0	-100.0	0.0	43.3	8.6
2011	368	338	61	0	4	41	26	356	1,194
% Change	-18.0	-13.3	-10.3	n/a	-80.0	n/a	4.0	-20.5	-14.7
2010	449	390	68	0	20	0	25	448	1,400
% Change	15.4	15.4	58.1	n/a	-25.9	-100.0	-44.4	**	43.9
2009	389	338	43	0	27	14	45	117	973
% Change	-27.7	-24.2	16.2	n/a	-3.6	**	60.7	-58.1	-28.4
2008	538	446	37	0	28	3	28	279	1,359
% Change	-12.5	6.2	-22.9	n/a	180.0	-92.5	-46.2	16.3	-4.6
2007	615	420	48	0	10	40	52	240	1,425
% Change	17.6	8.8	-48.4	n/a	25.0	**	-31.6	-26.4	0.6
2006	523	386	93	0	8	4	76	326	1,416

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Fredericton CA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	167	14	6	0	0	0	44	125	376
% Change	-34.5	-22.2	100.0	n/a	n/a	-100.0	**	45.3	-5.5
2014	255	18	3	0	0	12	13	86	398
% Change	-15.6	-10.0	-90.3	n/a	-100.0	n/a	-50.0	-69.2	-40.9
2013	302	20	31	0	15	0	26	279	673
% Change	-14.2	-23.1	-36.7	n/a	n/a	n/a	73.3	45.3	6.2
2012	352	26	49	0	0	0	15	192	634
% Change	7.6	-7.1	-50.0	n/a	n/a	-100.0	25.0	-14.7	-13.2
2011	327	28	98	0	0	40	12	225	730
% Change	-3.8	55.6	36.1	n/a	-100.0	-13.0	-60.0	25.7	5.2
2010	340	18	72	0	9	46	30	179	694
% Change	-7.4	12.5	80.0	n/a	28.6	-52.6	-53.8	9.8	-8.1
2009	367	16	40	0	7	97	65	163	755
% Change	-14.5	-11.1	-41.2	n/a	-46.2	169.4	41.3	85.2	8.2
2008	429	18	68	0	13	36	46	88	698
% Change	9.4	12.5	51.1	n/a	-38.1	-10.0	-16.4	31.3	9.7
2007	392	16	45	0	21	40	55	67	636
% Change	22.5	-42.9	-43.8	n/a	-44.7	-64.0	-25.7	13.6	-10.4
2006	320	28	80	0	38	111	74	59	710

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Saint John CMA	48	35	2	4	0	0	1	0	51	39	30.8
Saint John City	20	4	2	2	0	0	1	0	23	6	**
Grand Bay-Westfield	1	2	0	0	0	0	0	0	1	2	-50.0
Quispamsis	11	15	0	0	0	0	0	0	11	15	-26.7
Rothesay	8	10	0	2	0	0	0	0	8	12	-33.3
Remainder of CMA	8	4	0	0	0	0	0	0	8	4	100.0
Moncton CMA	89	59	40	20	4	17	26	25	159	121	31.4
Moncton City	23	20	28	12	0	5	1	1	52	38	36.8
Dieppe City	12	13	10	8	4	12	1	24	27	57	-52.6
Riverview Town	13	7	2	0	0	0	24	0	39	7	**
Remainder of Moncton CMA	40	18	0	0	0	0	0	0	40	18	122.2
Fredericton CA	37	24	2	4	13	39	84	0	136	67	103.0
Fredericton City	23	12	2	4	13	39	84	0	122	55	121.8
Remainder of Fredericton CA	12	12	0	0	0	0	0	0	12	12	0.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Saint John CMA	61	40	2	4	0	0	1	1	64	45	42.2
Saint John City	22	4	2	2	0	0	1	0	25	6	**
Grand Bay-Westfield	1	2	0	0	0	0	0	0	1	2	-50.0
Quispamsis	15	18	0	0	0	0	0	1	15	19	-21.1
Rothesay	13	10	0	2	0	0	0	0	13	12	8.3
Remainder of CMA	10	6	0	0	0	0	0	0	10	6	66.7
Moncton CMA	103	81	42	22	4	17	26	79	175	199	-12.1
Moncton City	28	27	30	14	0	5	1	55	59	101	-41.6
Dieppe City	12	14	10	8	4	12	1	24	27	58	-53.4
Riverview Town	13	11	2	0	0	0	24	0	39	11	**
Remainder of Moncton CMA	49	28	0	0	0	0	0	0	49	28	75.0
Fredericton CA	54	28	2	4	25	39	84	0	165	71	132.4
Fredericton City	30	15	2	4	25	39	84	0	141	58	143.1
Remainder of Fredericton CA	22	13	0	0	0	0	0	0	22	13	69.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Saint John CMA	0	0	0	0	0	0	1	0
Saint John City	0	0	0	0	0	0	1	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothesay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	4	17	0	0	0	0	26	1
Moncton City	0	5	0	0	0	0	1	1
Dieppe City	4	12	0	0	0	0	1	0
Riverview Town	0	0	0	0	0	0	24	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
Fredericton CA	8	6	5	33	48	0	36	0
Fredericton City	8	6	5	33	48	0	36	0
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	0	0	0	0	0	0	1	1
Saint John City	0	0	0	0	0	0	1	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	1
Rothesay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	4	17	0	0	0	0	26	55
Moncton City	0	5	0	0	0	0	1	55
Dieppe City	4	12	0	0	0	0	1	0
Riverview Town	0	0	0	0	0	0	24	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
Fredericton CA	20	6	5	33	48	0	36	0
Fredericton City	20	6	5	33	48	0	36	0
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Saint John CMA	48	36	0	0	3	3	51	39
Saint John City	20	5	0	0	3	1	23	6
Grand Bay-Westfield	1	2	0	0	0	0	1	2
Quispamsis	11	13	0	0	0	2	11	15
Rothesay	8	12	0	0	0	0	8	12
Remainder of CMA	8	4	0	0	0	0	8	4
Moncton CMA	124	85	0	3	35	9	159	121
Moncton City	48	32	0	3	4	3	52	38
Dieppe City	23	29	0	0	4	4	27	57
Riverview Town	13	5	0	0	26	2	39	7
Remainder of Moncton CMA	39	18	0	0	1	0	40	18
Fredericton CA	43	33	48	0	45	34	136	67
Fredericton City	29	21	48	0	45	34	122	55
Remainder of Fredericton CA	12	12	0	0	0	0	12	12

Table 2.5: Starts by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	57	41	0	0	7	4	64	45
Saint John City	20	5	0	0	5	1	25	6
Grand Bay-Westfield	1	2	0	0	0	0	1	2
Quispamsis	13	16	0	0	2	3	15	19
Rothesay	13	12	0	0	0	0	13	12
Remainder of CMA	10	6	0	0	0	0	10	6
Moncton CMA	135	103	1	6	39	66	175	199
Moncton City	53	38	1	6	5	57	59	101
Dieppe City	23	30	0	0	4	4	27	58
Riverview Town	13	7	0	0	26	4	39	11
Remainder of Moncton CMA	45	27	0	0	4	1	49	28
Fredericton CA	68	35	48	0	49	36	165	71
Fredericton City	47	22	48	0	46	36	141	58
Remainder of Fredericton CA	19	13	0	0	3	0	22	13

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Saint John CMA	29	23	6	2	4	3	64	0	103	28	**
Saint John City	6	10	6	0	4	3	62	0	78	13	**
Grand Bay-Westfield	0	0	0	0	0	0	0	0	0	0	n/a
Quispamsis	15	8	0	0	0	0	2	0	17	8	112.5
Rothesay	4	2	0	2	0	0	0	0	4	4	0.0
Remainder of CMA	4	3	0	0	0	0	0	0	4	3	33.3
Moncton CMA	68	77	30	58	5	18	403	21	506	174	190.8
Moncton City	23	24	22	34	0	0	354	0	399	58	**
Dieppe City	8	9	4	10	5	10	48	11	65	40	62.5
Riverview Town	4	11	4	14	0	0	0	10	8	35	-77.1
Remainder of Moncton CMA	33	33	0	0	0	8	1	0	34	41	-17.1
Fredericton CA	45	48	2	4	33	22	36	22	116	96	20.8
Fredericton City	21	20	2	4	33	22	36	22	92	68	35.3
Remainder of Fredericton CA	24	28	0	0	0	0	0	0	24	28	-14.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Saint John CMA	63	55	12	6	7	3	64	0	146	64	128.1
Saint John City	9	19	8	2	4	3	62	0	83	24	**
Grand Bay-Westfield	4	4	0	2	3	0	0	0	7	6	16.7
Quispamsis	27	17	2	0	0	0	2	0	31	17	82.4
Rothesay	9	6	0	2	0	0	0	0	9	8	12.5
Remainder of CMA	14	9	2	0	0	0	0	0	16	9	77.8
Moncton CMA	141	138	90	86	23	24	420	43	674	291	131.6
Moncton City	39	38	60	52	5	0	355	2	459	92	**
Dieppe City	23	19	16	20	14	16	48	11	101	66	53.0
Riverview Town	8	16	14	14	0	0	16	30	38	60	-36.7
Remainder of Moncton CMA	70	65	0	0	4	8	1	0	75	73	2.7
Fredericton CA	126	111	4	6	39	41	115	51	284	209	35.9
Fredericton City	51	41	4	6	39	41	115	51	209	139	50.4
Remainder of Fredericton CA	70	70	0	0	0	0	0	0	70	70	0.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Saint John CMA	4	3	0	0	0	0	64	0
Saint John City	4	3	0	0	0	0	62	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	2	0
Rothesay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	5	18	0	0	0	11	403	10
Moncton City	0	0	0	0	0	0	354	0
Dieppe City	5	10	0	0	0	11	48	0
Riverview Town	0	0	0	0	0	0	0	10
Remainder of Moncton CMA	0	8	0	0	0	0	1	0
Fredericton CA	0	22	33	0	0	0	36	22
Fredericton City	0	22	33	0	0	0	36	22
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	7	3	0	0	0	0	64	0
Saint John City	4	3	0	0	0	0	62	0
Grand Bay-Westfield	3	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	2	0
Rothesay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	23	24	0	0	0	11	420	32
Moncton City	5	0	0	0	0	0	355	2
Dieppe City	14	16	0	0	0	11	48	0
Riverview Town	0	0	0	0	0	0	16	30
Remainder of Moncton CMA	4	8	0	0	0	0	1	0
Fredericton CA	6	41	33	0	0	0	115	51
Fredericton City	6	41	33	0	0	0	115	51
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Tableau 3.4 : Logements achevés par sous-marché et marché visé Deuxième trimestre 2016								
Sous-marché	En propriété absolue		En copropriété		Logements locatifs		Tous logements confondus*	
	T2 2016	T2 2015	T2 2016	T2 2015	T2 2016	T2 2015	T2 2016	T2 2015
Saint John (RMR)	36	25	0	0	67	3	103	28
Saint John (ville)	13	12	0	0	65	1	78	13
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	15	6	0	0	2	2	17	8
Rothesay	4	4	0	0	0	0	4	4
Reste de la RMR de Saint John	4	3	0	0	0	0	4	3
Moncton (RMR)	95	154	1	4	410	16	506	174
Moncton (ville)	42	55	1	0	356	3	399	58
Dieppe (ville)	15	40	0	0	50	0	65	40
Riverview (ville)	7	24	0	0	1	11	8	35
Reste de la RMR de Moncton	31	35	0	4	3	2	34	41
Fredericton (AR)	42	74	0	0	74	22	116	96
Ville de Fredericton	18	46	0	0	74	22	92	68
Reste de l'AR	24	28	0	0	0	0	24	28

Tableau 3.5 : Logements achevés par sous-marché et marché visé Janvier - juin 2016								
Sous-marché	En propriété absolue		En copropriété		Logements locatifs		Tous logements confondus*	
	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015
Saint John (RMR)	79	60	0	0	67	4	146	64
Saint John (ville)	18	23	0	0	65	1	83	24
Grand Bay-Westfield	7	6	0	0	0	0	7	6
Quispamsis	29	14	0	0	2	3	31	17
Rothesay	9	8	0	0	0	0	9	8
Reste de la RMR de Saint John	16	9	0	0	0	0	16	9
Moncton (RMR)	238	246	2	4	434	41	674	291
Moncton (ville)	100	87	2	0	357	5	459	92
Dieppe (ville)	45	63	0	0	56	3	101	66
Riverview (ville)	20	29	0	0	18	31	38	60
Reste de la RMR de Moncton	72	67	0	4	3	2	75	73
Fredericton (AR)	126	140	0	15	158	54	284	209
Ville de Fredericton	52	70	0	15	157	54	209	139
Reste de l'AR	69	70	0	0	1	0	70	70

Source : SCHL (Relevé des mises en chantier et des achèvements)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
Q2 2016	0	0.0	1	5.3	1	5.3	2	10.5	15	78.9	19	-	415,079
Q2 2015	0	0.0	3	18.8	2	12.5	6	37.5	5	31.3	16	-	345,977
Year-to-date 2016	1	2.6	2	5.1	3	7.7	11	28.2	22	56.4	39	300,000	386,014
Year-to-date 2015	1	2.9	4	11.4	5	14.3	11	31.4	14	40.0	35	-	338,800
Moncton CMA													
Q2 2016	2	3.3	3	5.0	9	15.0	20	33.3	26	43.3	60	355,000	332,491
Q2 2015	0	0.0	7	9.9	13	18.3	33	46.5	18	25.4	71	295,000	294,507
Year-to-date 2016	3	2.4	8	6.3	25	19.8	36	28.6	54	42.9	126	350,000	327,846
Year-to-date 2015	5	3.9	10	7.8	21	16.3	59	45.7	34	26.4	129	300,000	299,773
Fredericton CA													
Q2 2016	2	5.0	6	15.0	8	20.0	14	35.0	10	25.0	40	-	294,332
Q2 2015	1	2.0	6	12.2	14	28.6	18	36.7	10	20.4	49	-	297,279
Year-to-date 2016	4	3.7	13	11.9	17	15.6	48	44.0	27	24.8	109	280,000	304,647
Year-to-date 2015	2	1.8	13	11.4	36	31.6	44	38.6	19	16.7	114	250,000	281,888

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
Saint John CMA	415,079	345,977	20.0	386,014	338,800	13.9
Moncton CMA	332,491	294,507	12.9	327,846	299,773	9.4
Fredericton CA	294,332	297,279	-1.0	304,647	281,888	8.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Second Quarter 2016			Second Quarter 2015			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market
Saint John CMA	540	172,272	113	472	167,142	127	14.4	3.1	-11.1
Saint John City	213	145,407	91	173	145,812	120	23.1	-0.3	-24.2
Grand Bay-Westfield	24	173,465	102	24	175,363	100	0.0	-1.1	2.0
Rothesay/Quispamsis	155	244,611	84	123	235,369	82	26.0	3.9	2.4
Remainder of CMA	148	134,983	177	152	134,911	176	-2.6	0.1	0.6
Moncton CMA	741	167,434	150	669	158,043	130	10.8	5.9	14.9
Moncton City	291	176,781	142	280	161,861	112	3.9	9.2	26.8
Dieppe City	147	193,416	144	131	181,226	132	12.2	6.7	9.1
Riverview Town	96	171,879	118	91	160,561	149	5.5	7.0	-20.8
Remainder of Moncton CMA	207	133,781	180	167	132,086	150	24.0	1.3	20.0
Fredericton CA	748	195,775	94	606	189,364	99	23.4	3.4	-4.4
Fredericton City	386	222,460	86	323	213,041	81	9.8	4.4	6.2
Oromocto	103	215,762	103	108	206,604	96	-4.6	4.4	7.3
Woodstock	60	108,529	116	67	104,903	187	-10.4	3.5	-38.0
Outlaying Areas	199	159,975	100	108	153,712	100	84.3	4.1	0.0

Submarket	Year-to-date 2016			Year-to-date 2015			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market
Saint John CMA	842	167,219	117	760	166,332	129	10.8	0.5	-9.7
Saint John City	346	144,546	103	269	141,495	118	28.6	2.2	-12.7
Grand Bay-Westfield	41	165,994	114	45	154,799	95	-8.9	7.2	20.0
Rothesay/Quispamsis	227	246,489	87	198	248,348	88	14.6	-0.7	-1.1
Remainder of CMA	228	122,926	168	248	129,884	181	-8.1	-5.4	-7.2
Moncton CMA	1,168	160,955	142	1,006	156,361	126	16.1	2.9	12.5
Moncton City	464	172,657	138	432	157,557	108	7.4	9.6	27.8
Dieppe City	236	182,200	137	189	182,451	125	24.9	-0.1	9.6
Riverview Town	153	161,094	111	147	165,033	145	4.1	-2.4	-23.4
Remainder of Moncton CMA	315	127,734	166	238	128,115	148	32.4	-0.3	12.2
Fredericton CA	1,124	186,651	103	994	181,789	105	13.1	2.7	-1.4
Fredericton City	558	215,795	91	472	208,089	89	18.2	3.7	2.2
Oromocto	133	204,542	110	131	201,136	105	1.5	1.7	4.8
Woodstock	105	110,726	148	95	105,983	191	10.5	4.5	-22.5
Outlaying Areas	328	154,120	107	296	155,617	102	10.8	-1.0	4.9

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Greater Moncton Real Estate Board/Saint John Real Estate Board/Fredericton Real Estate Board

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, Saint John CMA 2007=100	CPI, 2002 =100	Saint John Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	107.9	123.0	63.7	9.0	66.3	816
	February	567	2.89	4.74	107.9	124.1	63.3	8.8	65.7	823
	March	567	2.89	4.74	107.7	125.3	63.3	8.9	65.9	835
	April	561	2.89	4.64	107.7	124.8	63.9	7.8	65.6	854
	May	561	2.89	4.64	107.6	125.9	63.8	7.3	65.2	866
	June	561	2.89	4.64	108.1	126.0	63.8	7.3	65.2	860
	July	561	2.89	4.64	108.2	126.1	63.7	8.2	65.8	847
	August	561	2.89	4.64	108.2	125.9	64.7	8.6	67.1	839
	September	561	2.89	4.64	108.2	125.4	64.8	8.3	67.2	835
	October	561	2.89	4.64	108.2	125.7	64.5	7.6	66.2	830
	November	561	3.14	4.64	108.4	125.6	63.2	7.3	64.7	828
	December	561	3.14	4.64	108.4	125.4	62.2	7.9	64.0	831
2016	January	561	3.14	4.64	108.2	125.9	62.1	8.3	64.2	832
	February	561	3.14	4.64	108.2	126.3	62.6	8.3	64.8	831
	March	561	3.14	4.64	108.2	126.8	62.8	8.3	65.1	828
	April	561	3.14	4.64	108.2	127.6	62.9	8.4	65.3	826
	May	561	3.14	4.64	108.2	127.9	63.0	8.3	65.1	825
	June	561	3.14	4.64		128.3	63.0	7.9	64.8	822
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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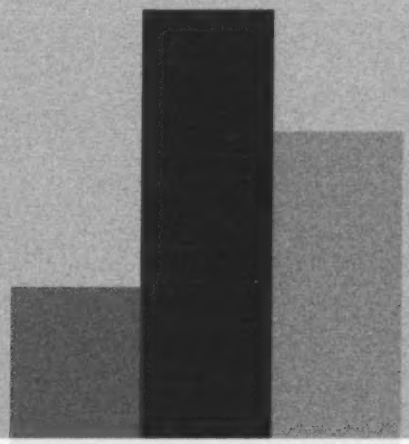

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